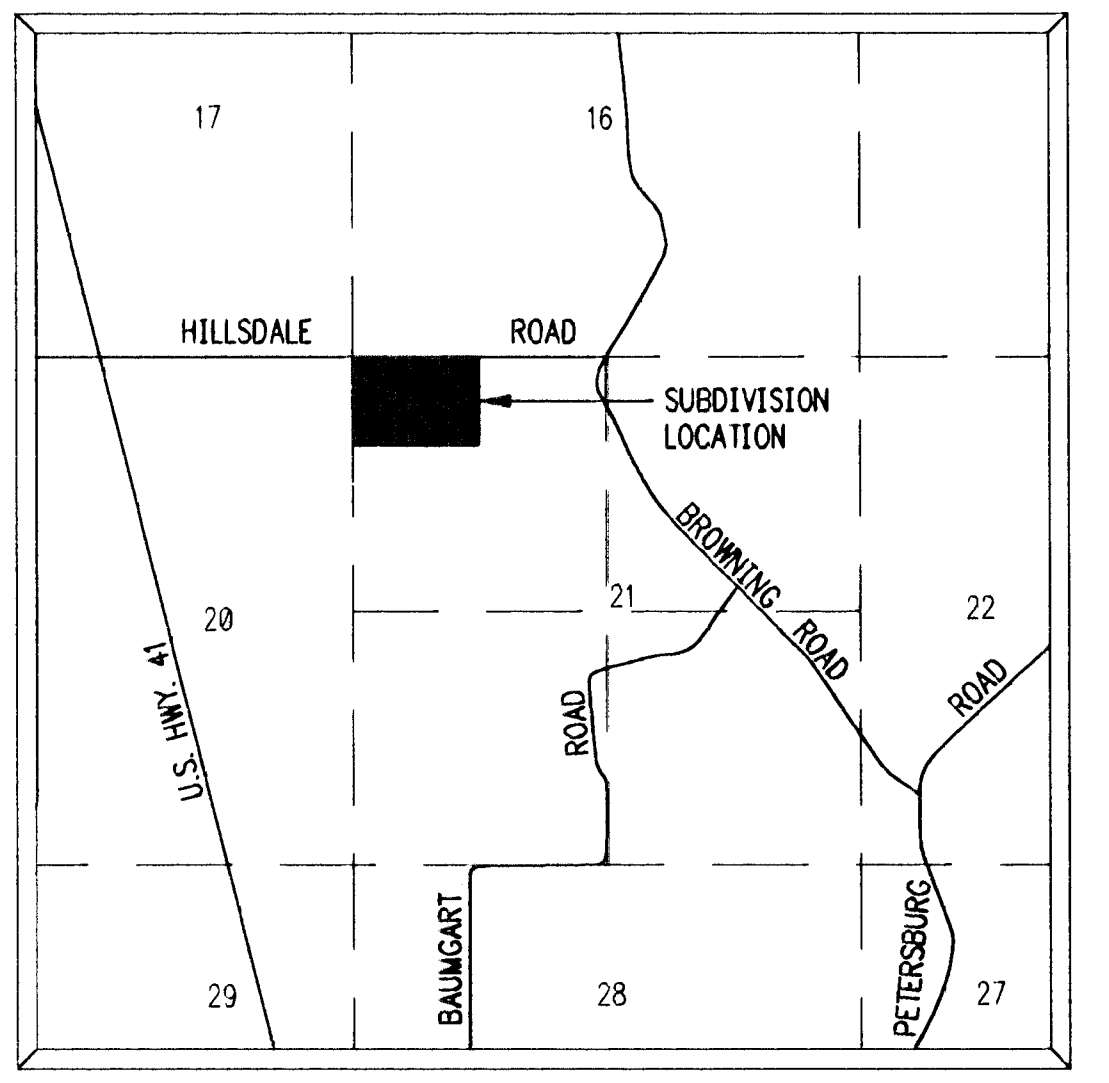


CYPRESS CREEK SUBDIVISION

0-176

RECEIVED FOR RECORD
 at 11:40 AM
 SEPT 29 1994
 Plat Book 116
 Page 116
 BETTY J. HERMAN, RECORDER
 VANDERBURGH COUNTY
 94-25539

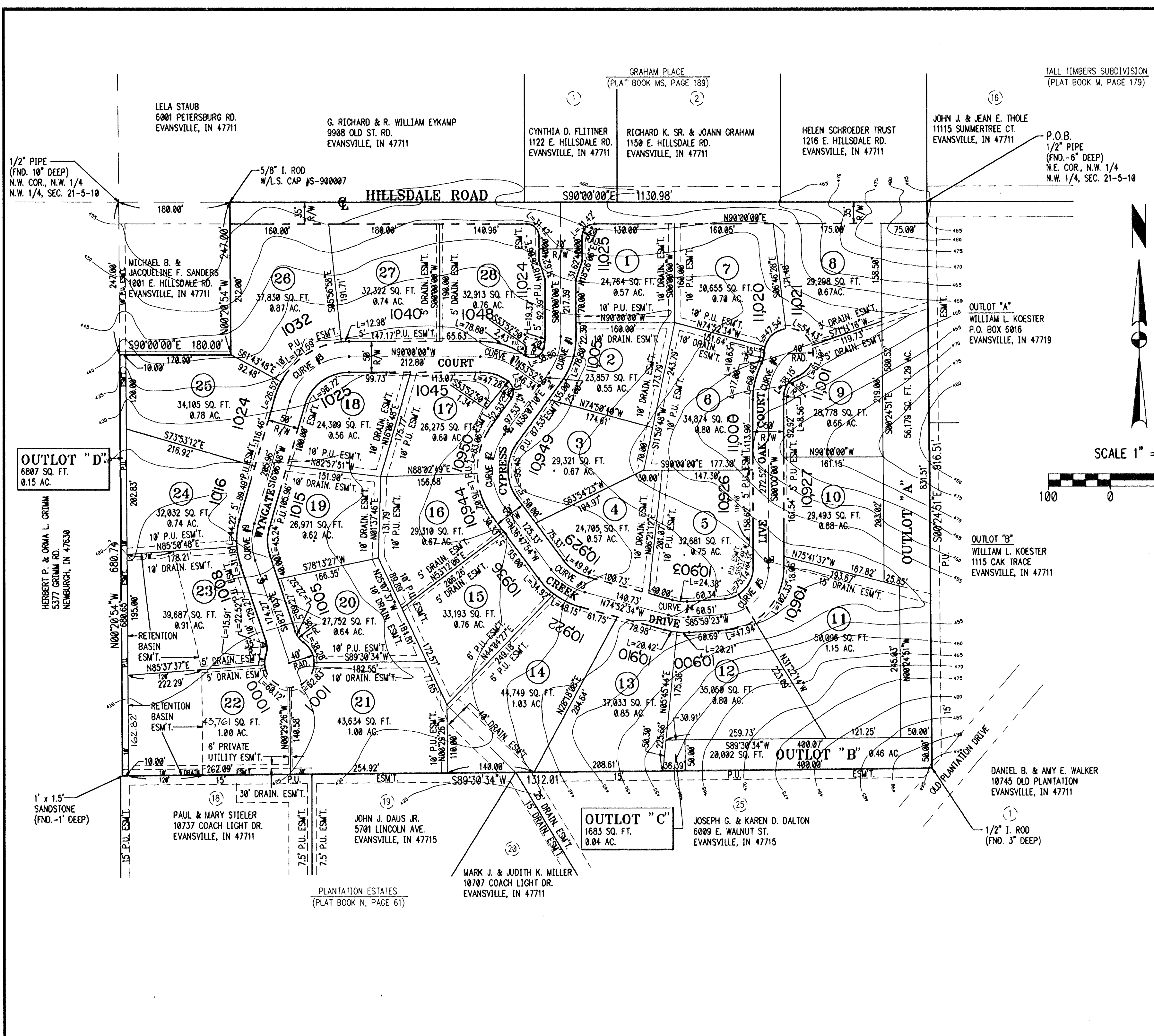


CURVE DATA

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD
CURVE #1	100.00'	36°07'10"	63.04'	S18°03'35"W 62.00'
CURVE #2	100.00'	72°55'04"	127.27'	S00°28'22"E 118.85'
CURVE #3	100.00'	38°04'39"	66.46'	S55°50'14"E 65.24'
CURVE #4	100.00'	18°37'39"	32.51'	S84°11'23"W 32.37'
CURVE #5	75.00'	86°05'55"	112.70'	N43°02'25"E 102.39'
CURVE #6	100.00'	48°13'04"	84.16'	N24°06'32"E 81.69'
CURVE #7	100.00'	36°07'10"	63.04'	N71°56'25"W 62.00'
CURVE #8	100.00'	73°53'12"	128.96'	S53°03'24"W 128.00'
CURVE #9	100.00'	34°33'51"	60.33'	S01°18'07"E 59.42'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
 SEP 25 1994
 Ann Stangley
 AUDITOR
 5793

SCALE 1" = 100'



OWNERS CERTIFICATE

The undersigned owner of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as CYPRESS CREEK SUBDIVISION. All roads shown, and not previously dedicated, are hereby dedicated to public use. All "Outlots" shall be maintained by the respective owners of each "Outlot". The entrance landscape island shall be maintained by the Cypress Creek Homeowner's Association. The private utility easement across lots 21 and 22 shall be reserved by the undersigned owner or its future assigns.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush, and obstructions. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such a manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches, or swales, in such a manner as to impede the flow of water.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" or "Retention Basin Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" or "Retention Basin Easements" clear of any impediments which may happen to fall or enter therein.

GENERAL NOTES

- Zoning:** The subject property, and all abutting property, is zoned agricultural.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991 shows that no portion of this subdivision lies within Zone A.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 11.8%.
- Contours:** Contours shown were taken from Vanderburgh County Topographic Map (sheet 178-dated March 27, 1990).
- Temporary Erosion Control:** (during construction)
 - Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
 - Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
- Erosion Control for Ditches:**
 - Slopes of 0% - 2% shall be mulched and seeded within forty-five (45) days of disturbance.
 - Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- Lot Access:** All lots must access to interior streets only.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section Twenty-one (21), Township Five (5) South, Range Ten (10) West in Vanderburgh County, Indiana and particularly described as follows:

Beginning at the northeast corner of said quarter, quarter section; thence south 00 degrees 24 minutes 51 seconds east (assumed bearing) along the east line of said quarter, quarter section nine hundred sixteen and fifty-one hundredths (916.51) feet to the northeast corner of lot twenty-five (25) in Plantation Estates, as recorded in Plat Book N, page 61 in said Recorder's office; thence south 89 degrees 30 minutes 34 seconds west along the north line of lots 25, 19, and 18 in said Plantation Estates one thousand three hundred twelve and one hundredths (1312.01) feet to a stone; thence north 00 degrees 20 minutes 54 seconds west six hundred eighty and seventy-four hundredths (680.74) feet; thence south 90 degrees 00 minutes 00 seconds east, parallel with the north line of said quarter, quarter section one hundred eighty (180.00) feet; thence north 00 degrees 20 minutes 54 seconds west two hundred forty-seven (247.00) feet to a point on said north line; thence south 90 degrees 00 minutes 00 seconds east one thousand one hundred thirty and ninety-eight hundredths (1130.98) feet to the point of beginning, containing twenty-six and seventy-four hundredths (26.74) acres, more or less.

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on May 2, 1994, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 20 day of Sept, 1994.

Steven A. Sherwood, L.S.
 Indiana Registration No. 900007

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

JUNE 27, 1994
 DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

AUGUST 29, 1994
 DATE

CONSTRUCTION OF SIDEWALKS WAS WAIVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

AUGUST 29, 1994
 DATE

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 20th day of September, 1994

My Commission Expires: 12-13-97

Notary Resides In GIBSON
 County, Indiana

Dan Buck
 DAN BUCK, PRESIDENT

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on JULY 6, 1994.

Barbara K. Hummer
 Executive Director

Barbara K. Hummer
 Executive Director

PLAT RELEASE DATE 9/29/94